

W. 2nd Avenue Highlands

Common Open Space Tentative Subdivision Map

Planning Commission Presentation

May 3, 2022

Project Location

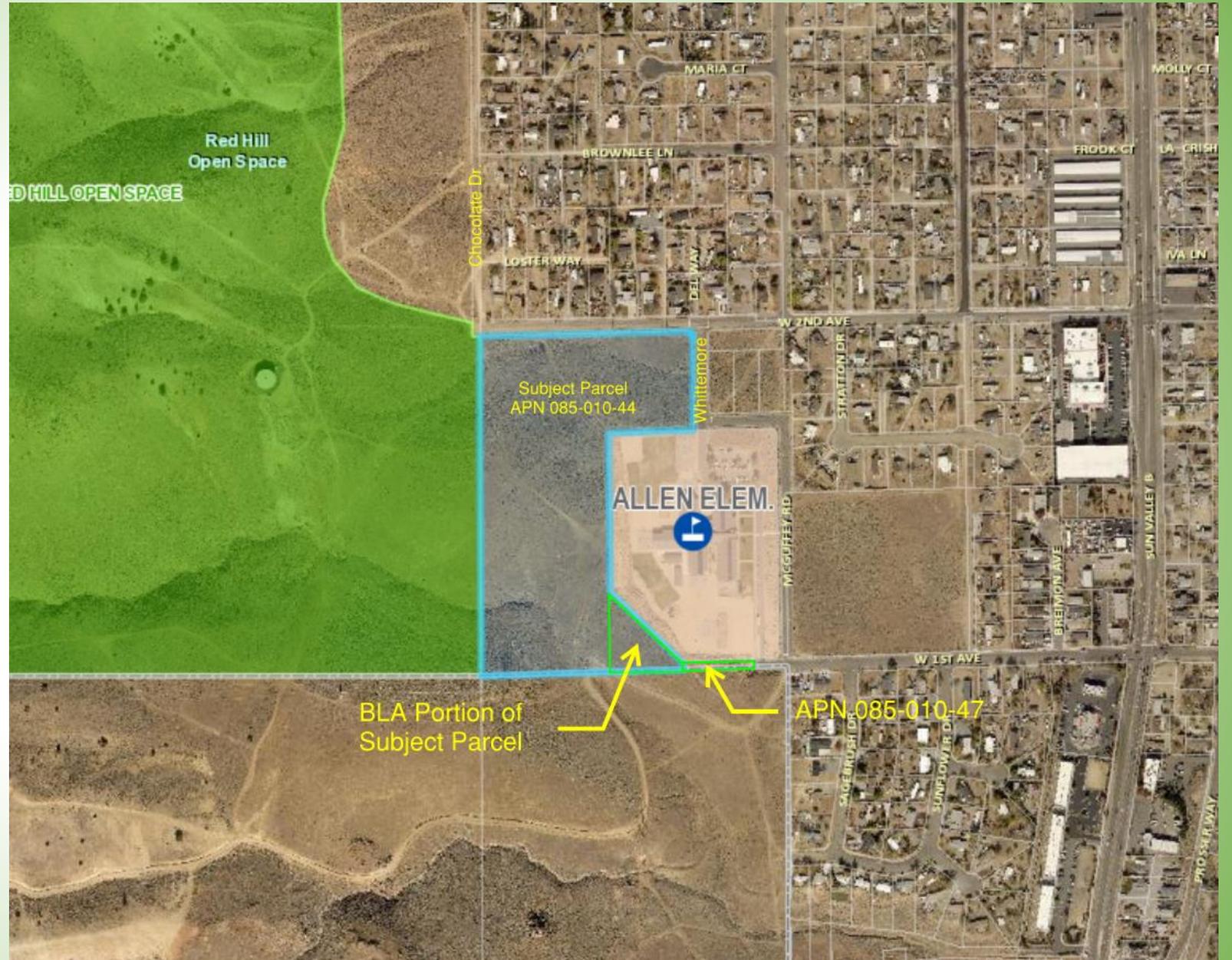
APN 085-010-44

South of W. 2nd Ave and
West of Lois Allen
Elementary School

18.27+/- acre parcel

1.05+/- acre triangle
at SE corner of parcel
currently requested for a
Boundary Line Adjustment

17.22+/- acres after BLA

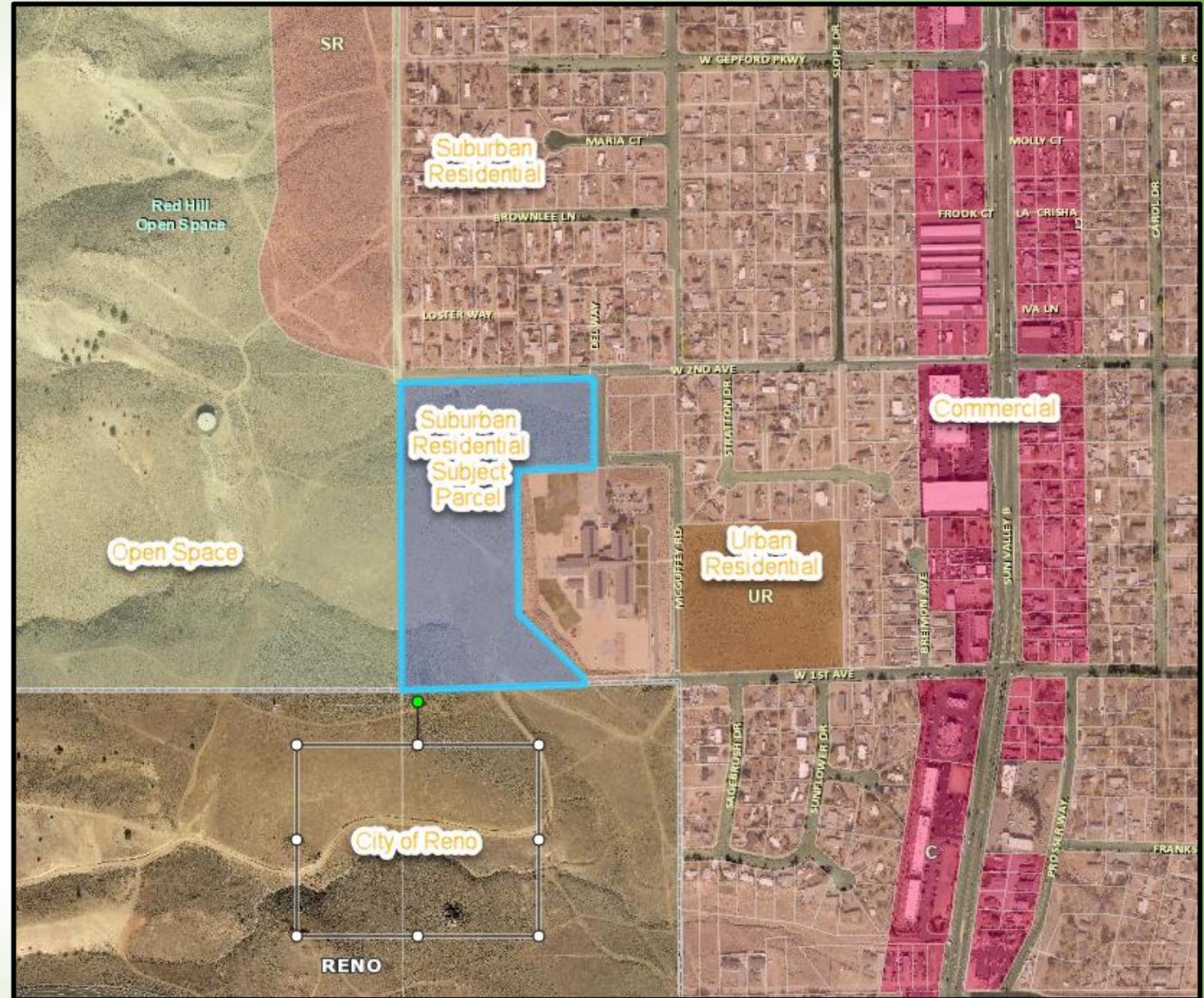


Project Request

- Common Open Space Tentative Subdivision Map for a 48-lot Residential Subdivision
- Major grading on the site relative to Article 438; and
- Modification the standards for variation of the natural slope by more than 10 feet (typically reviewed administratively through a director's modification)

Master Plan

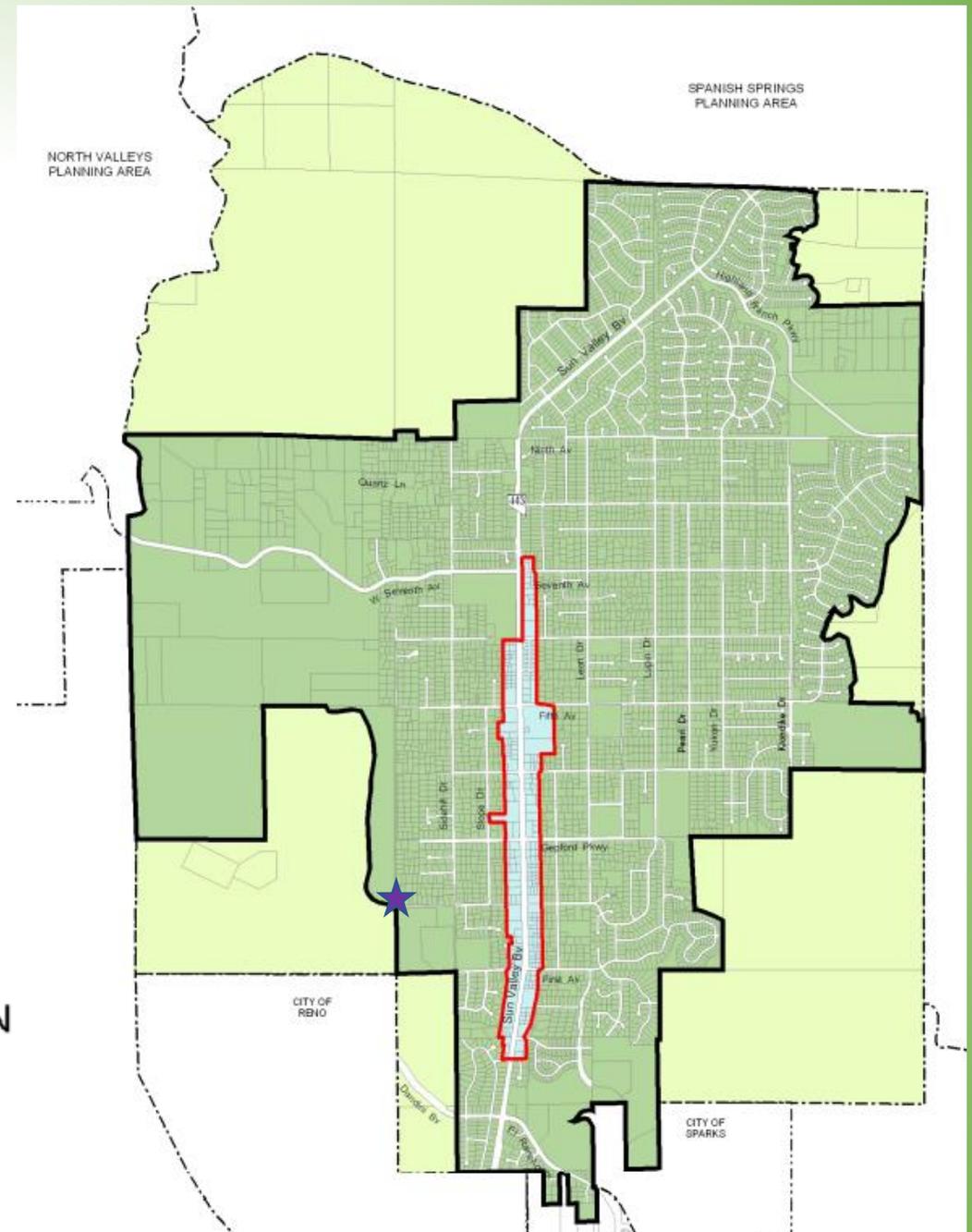
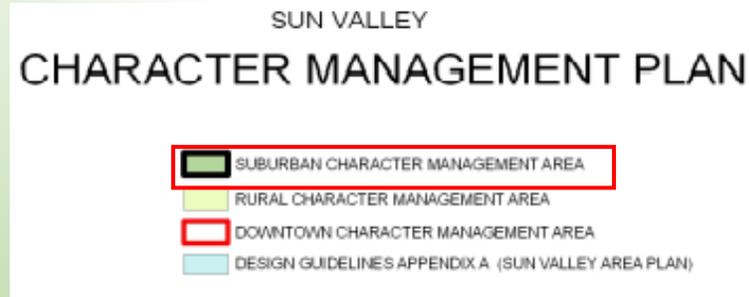
Subject property is master planned
Suburban Residential (SR)
in Sun Valley Area Plan



Character Management Area

Subject property is within the Suburban Character Management Area of the Sun Valley Area Plan

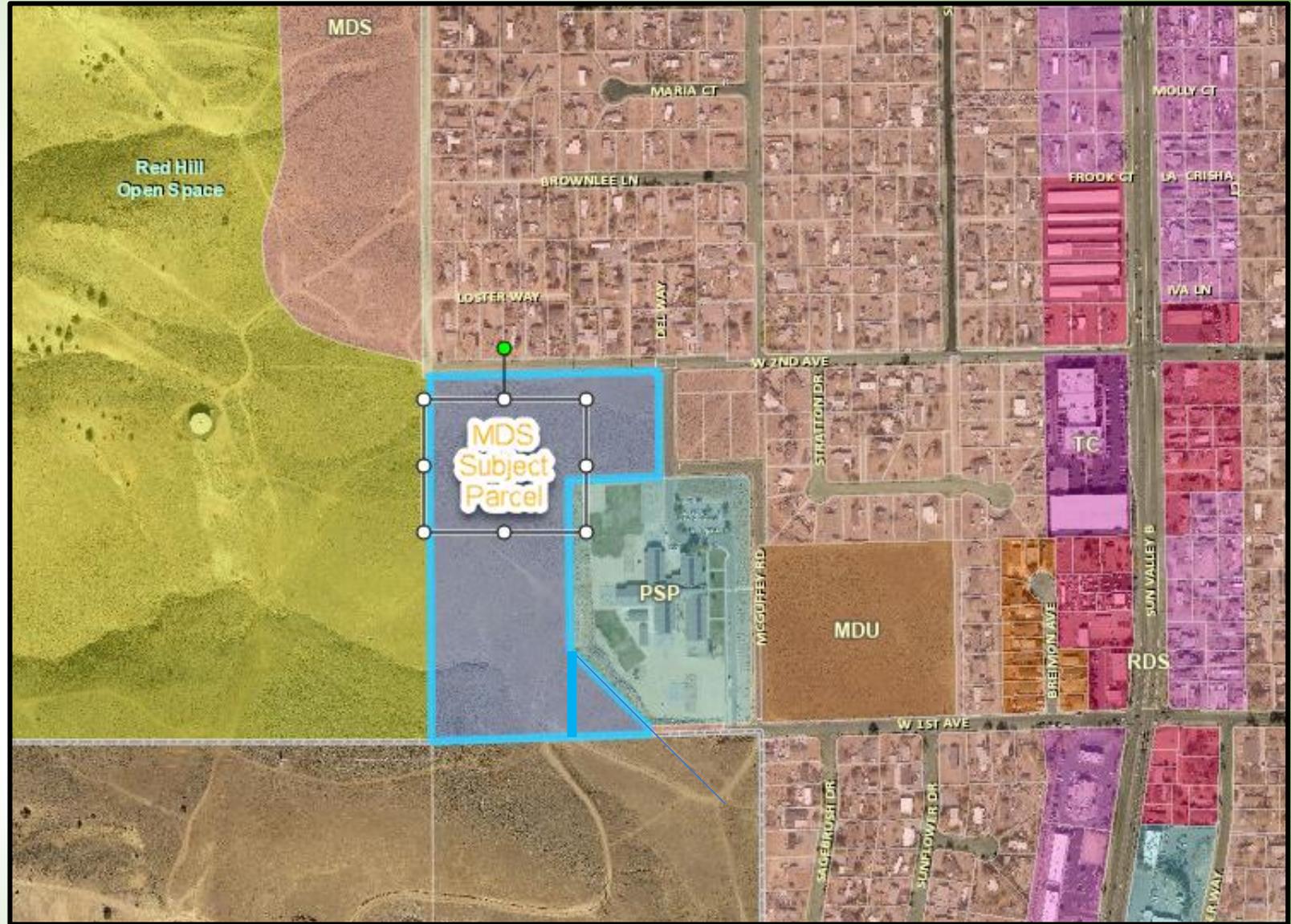
- SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:
- a. High Density Rural (HDR – One unit per 2.5 acres).
 - b. Low Density Suburban (LDS – One unit per acre).
 - c. Medium Density Suburban (MDS – Three units per acre).**
 - d. High Density Suburban (HDS – Seven units per acre).
 - e. Medium Density Urban (MDU – Twenty-one units per acre).
 - f. Neighborhood Commercial/Office (NC).
 - g. General Commercial (GC).
 - h. Industrial (I).
 - i. Public/Semi-Public Facilities (PSP).
 - j. Parks and Recreation (PR).
 - k. General Rural (GR).
 - l. Open Space (OS).



Existing Zoning

Subject property is zoned MDS
(Medium Density Suburban)
allowing for 3 units per acre.

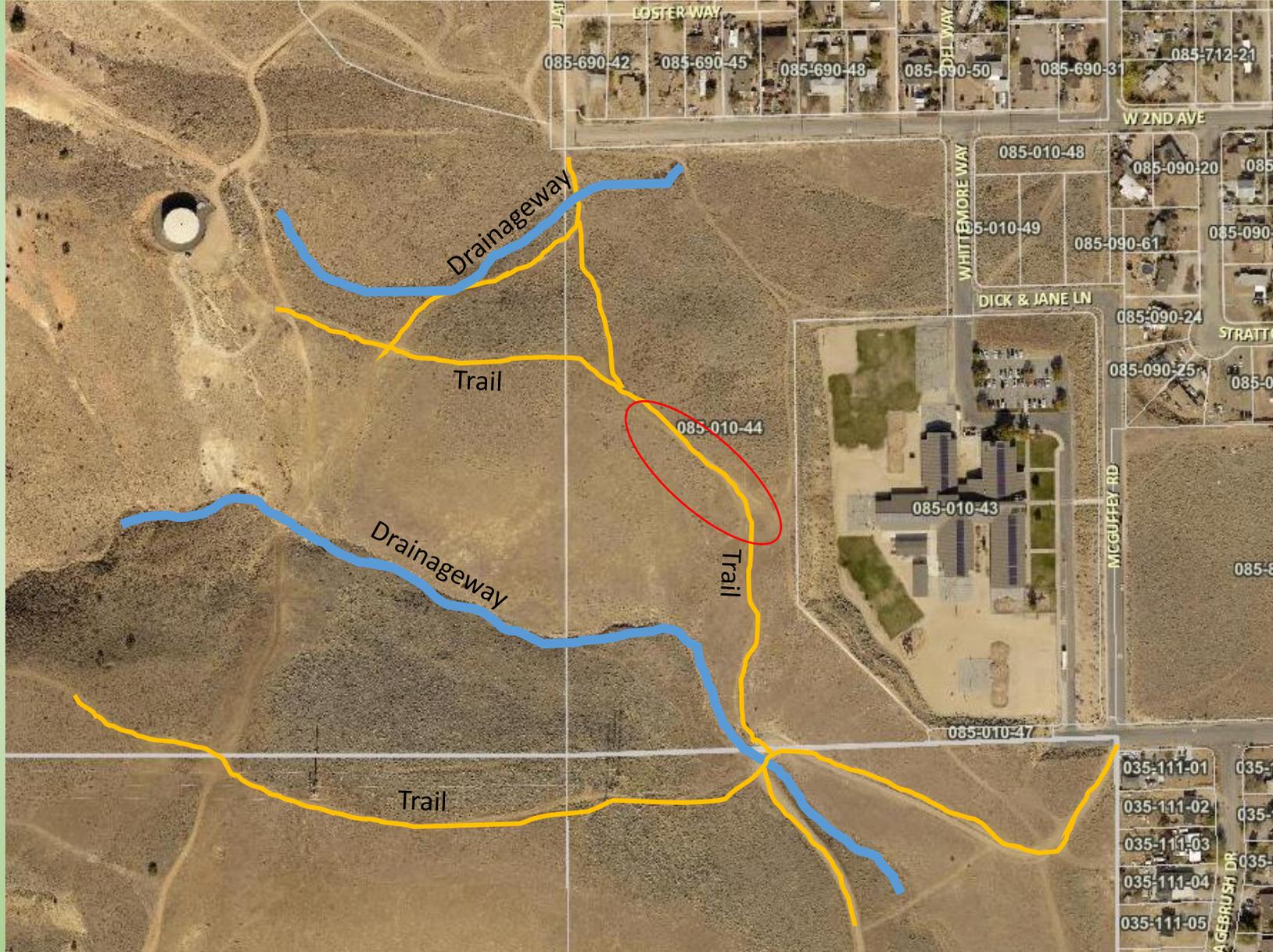
17.22 acre site @ 3 DU/AC =
51.66 Lots



Existing Site Conditions



Drainage and Trail Access to Red Hill Open Space

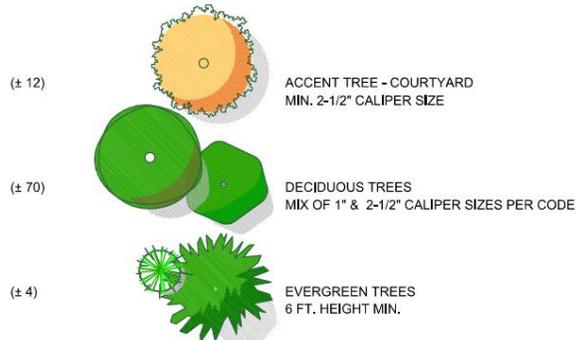


Site Plan

HOA or LMA will be responsible for maintenance of open space areas of the site.

Worked with Washoe County Parks regarding possible dedication of western open space (7.05+/- acres) to be included in the Red Hill Open Space area (See Condition 7.d, which gives some alternatives for community positive ownership and maintenance of the Open Space.

LANDSCAPE LEGEND:



Rerouted trail connection to public lands

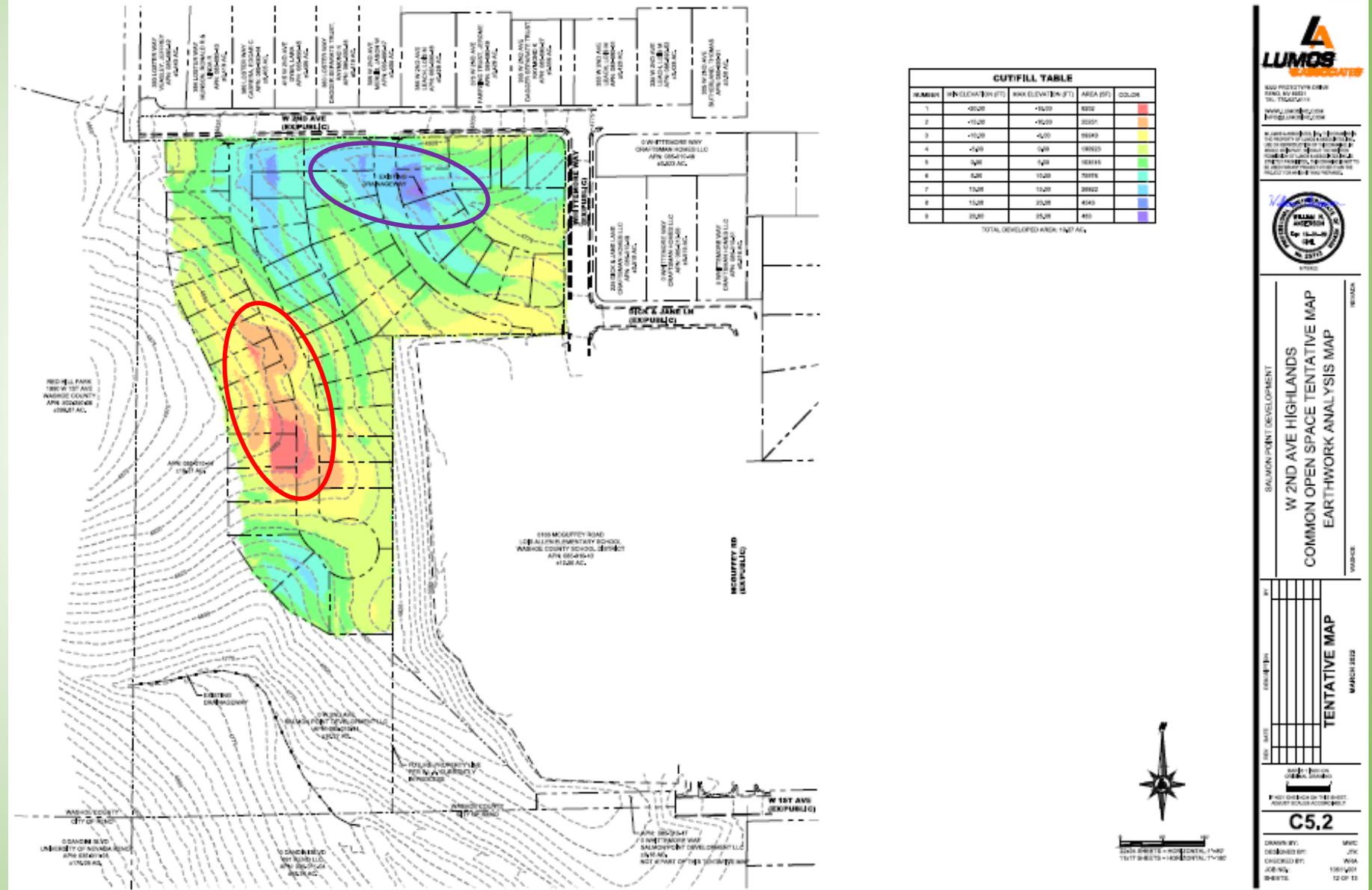


Cut and Fill Map

Areas of deepest cuts  and fills 

Needed to create smooth grade transition for proposed lots.

Some lots will use stepped architecture to better work with existing grades on site.



400 PROSPECTOR DRIVE
SUITE 100
THE COLLETTES
WILSONVILLE, OR 97150
WWW.LUMOS.COM
503.535.1234

A professional seal is required for the use of this map. The seal is the property of the engineer or architect who has prepared the map. It is the responsibility of the user to ensure that the seal is used in accordance with the applicable laws and regulations.



SALEM-PORT DEVELOPMENT
W 2ND AVE HIGHLANDS
COMMON OPEN SPACE TENTATIVE MAP
EARTHWORK ANALYSIS MAP
REVISION
SOURCE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE OF ISSUE: 03/03/2023
PROJECT NO: 23-001
SHEET NO: 5 OF 10

C5.2
DRAWN BY: JWC
CHECKED BY: WJA
JOB NO: 1001001
SHEETS: 12 OF 13



Development Statistics

Total Parcel Area:	18.27+/- AC
Total Site Area (After BLA)	17.22+/- AC
Maximum Dwelling Units Allowed: (After BLA)	51 Residential Lots
Total Lots Proposed:	48 Residential Lots
Gross Density Proposed:	2.8+/- DU/AC

Areas of Use

Disturbed Area - Residential Lot Area (Street & Detention included):	10.26+/- AC
Open Space A (Detention):	0.51+/- AC
Open Space B (Natural Area):	7.05+/- AC

Lot Sizes

Minimum Lot Size:	4,999+/- SF
Maximum Lot Size:	15,058+/- SF
Average Lot Size:	7,336+/- SF

Setbacks (following MDS standards)

Front Yard	20 feet
Side Yard	8 feet
Rear Yard	20 feet

Project Summary

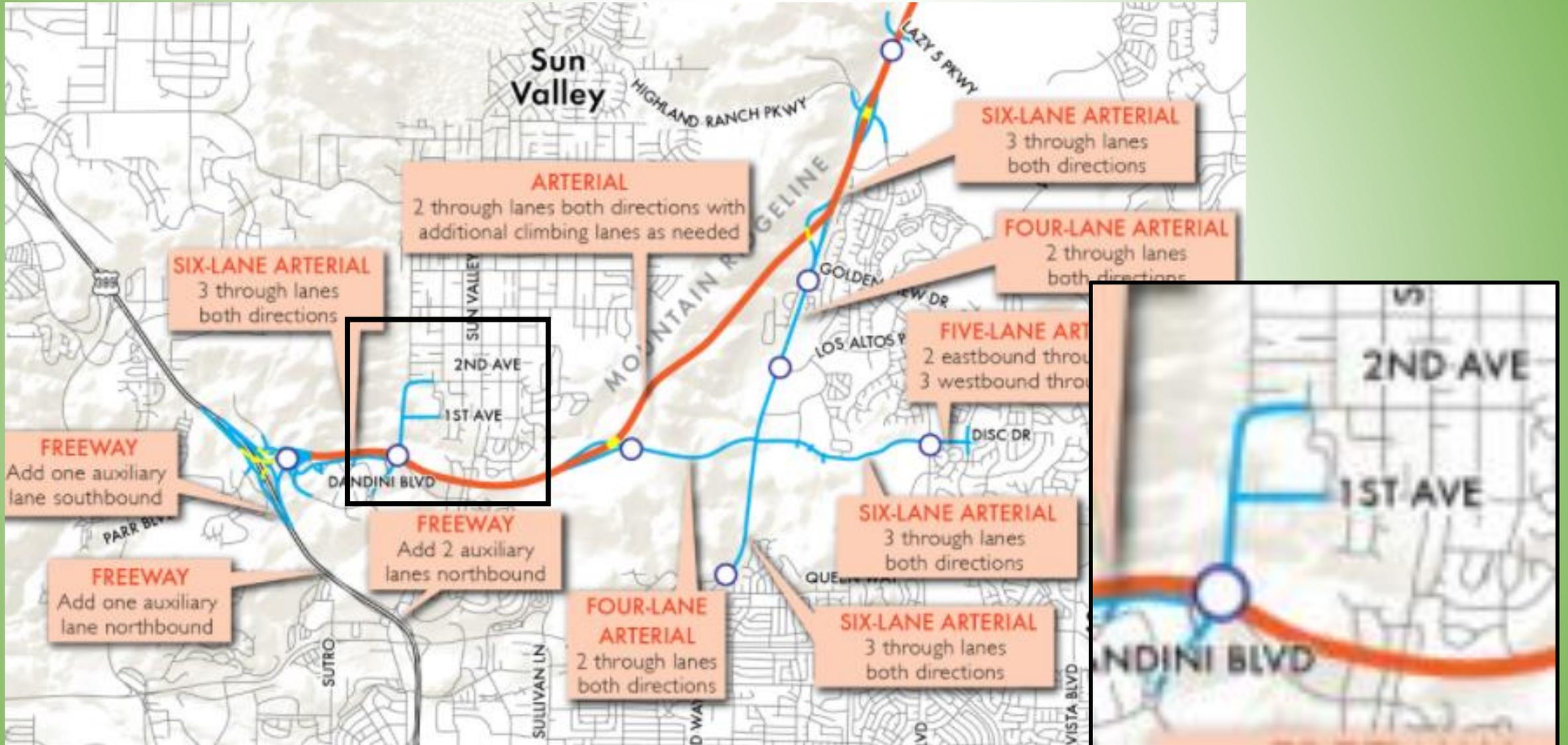
- 48-lots located in an area best suited for development through Common Open Space development
- 7.05+/- acres of natural open space (possibly added to Red Hill Open Space Area)
- Work with WCSD to create positive interface between Lois Allen Elementary School and Project
- Provides additional pedestrian access through sidewalks and trails for Safe Routes to School
- Will connect to community water and sewer through SVGID
- Will provide curb and gutter and not the roadside ditches that have been historically provided in Sun Valley Area

We are in agreement with the staff's review, analysis and recommendation for this project and we are in agreement with the conditions of approval, as presented.

Questions?

Extra Slides if Needed in Presentation

RTC – US 395 – Pyramid Highway Connector

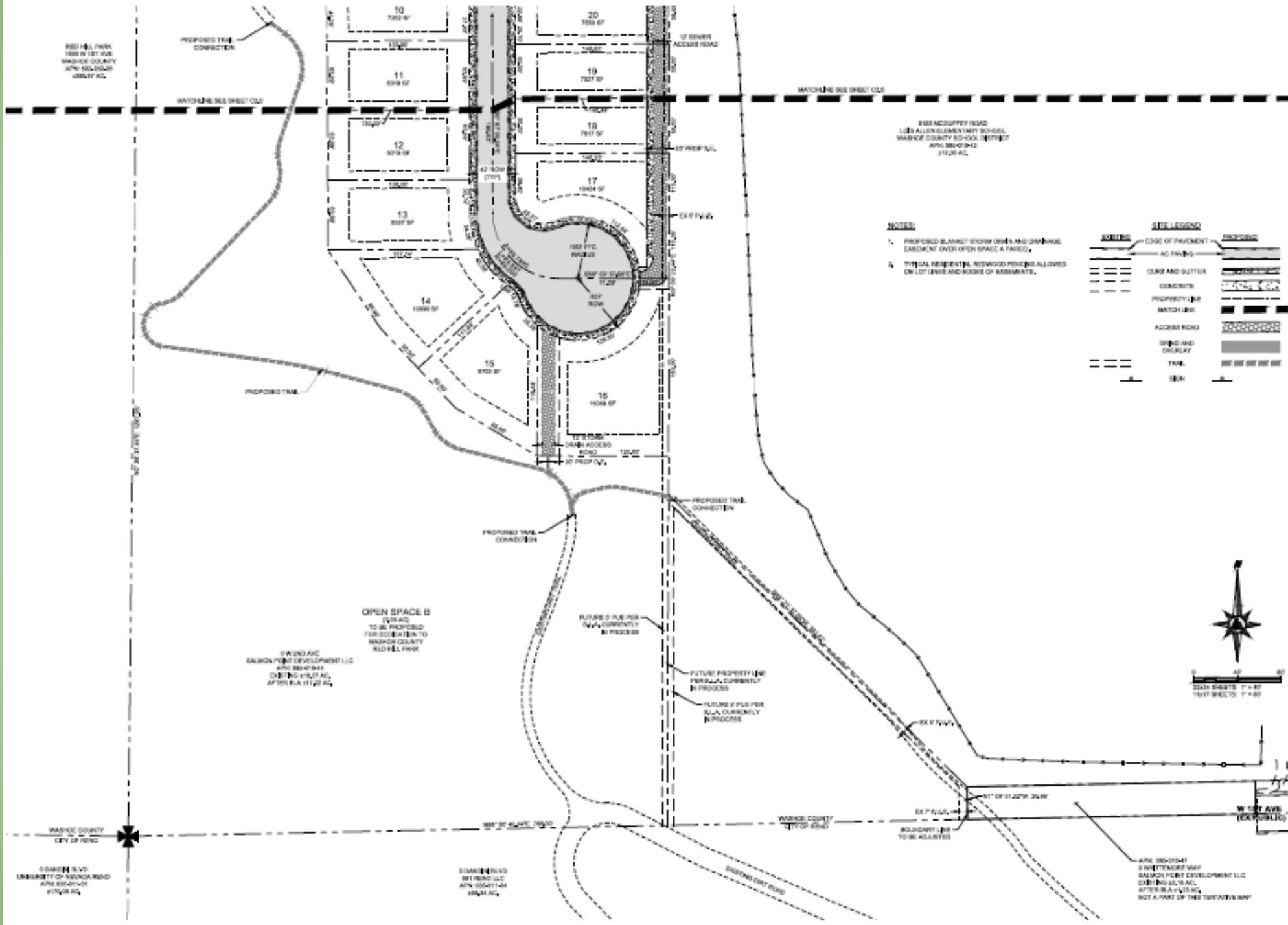




SALMON POINT DEVELOPMENT
W 2ND AVE HIGHLANDS
COMMON OPEN SPACE TENTATIVE MAP
SITE PLAN

TENTATIVE MAP
 MARCH 2023

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20
-------	-------	-------	-------	-------	-------	-------	-------	-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------



RED HILL PARK
 1800 W 1ST AVE
 WASHCO COUNTY
 APR 05/04/04
 10.817 AC

W 2ND AVE
 80' OF BLANK TRAIL

W 2ND AVE
 80' OF BLANK TRAIL

W 2ND AVE
 80' OF BLANK TRAIL

OPEN SPACE B
 (VIA AC)
 TO BE PROPOSED
 FOR DEDICATION TO
 WASHCO COUNTY
 RED HILL PARK

W 2ND AVE
 SALMON POINT DEVELOPMENT LLC
 APR 08/07/04
 0.0716 AC
 AFTER BLA 11/22 AC

FUTURE'S PUB FOR
 SULA, CURRENTLY
 IN PROCESS

FUTURE PROPERTY LINE
 FOR SULA, CURRENTLY
 IN PROCESS

FUTURE'S PUB FOR
 SULA, CURRENTLY
 IN PROCESS

WASHCO COUNTY
 CITY OF BEND

COMANCHE BLVD
 UNIVERSITY OF NAVO RANCH
 APR 05/04/04
 107.02 AC

COMANCHE BLVD
 UNIVERSITY OF NAVO RANCH
 APR 05/04/04
 107.02 AC

WASHCO COUNTY
 CITY OF BEND

W 1ST AVE
 (EXCLUDED)

APR 08/07/04
 SALMON POINT DEVELOPMENT LLC
 0.0716 AC
 AFTER BLA 11/22 AC
 NOT A PART OF THIS TENTATIVE MAP

RED HILL PARK
1800 W. 10TH AVE.
WASCO COUNTY
APN: R000000
439927 AC

4399 MODIFITY ROAD
LISA ALLEN ELEMENTARY SCHOOL
WASCO COUNTY SCHOOL DISTRICT
APN: 000000
4320 AC
MATCH TO SEE SHEET C-1

GRADING NOTES
ADD 600 TO ALL SPOT ELEVATIONS



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INFO@LUMOS.COM

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GRADING LEGEND

CONTOUR LINE	PROPOSED
RETAINING LANDSCAPE WALL	AS-BUILT
GRADE BREAK	AS-BUILT
SLOPE INDICATOR	AS-BUILT
EDGE OF PAVEMENT	AS-BUILT
NO PAVEMENT	AS-BUILT
CURB AND GUTTER	AS-BUILT
CONCRETE	AS-BUILT
PROPERTY LINE	AS-BUILT
WATCH LINE	AS-BUILT
STORM DRAIN LINE (SIZE & DIRECTION)	AS-BUILT
STORM DRAIN MANHOLE	AS-BUILT
PROP. DRAINAGE CHANNEL	AS-BUILT

GRADING CALC.

CUT/FILLED AREA:	7620 SQ. FT.
CUT VOLUME:	43,000 CU. YD.
FILL VOLUME:	43,000 CU. YD.
NET:	0.000 CU. YD.
MAX DEPTH OF CUT:	16 FT.
MAX DEPTH OF FILL:	22 FT.
AREA OF CUT = 12:	34,500 SQ. FT.
AREA OF FILL = 10:	34,270 SQ. FT.
AREA OF CUT = 8:	76,200 SQ. FT.
AREA OF FILL = 6:	34,270 SQ. FT.

SALMON POINT DEVELOPMENT
W 2ND AVE HIGHLANDS
COMMON OPEN SPACE TENTATIVE MAP
GRADING PLAN

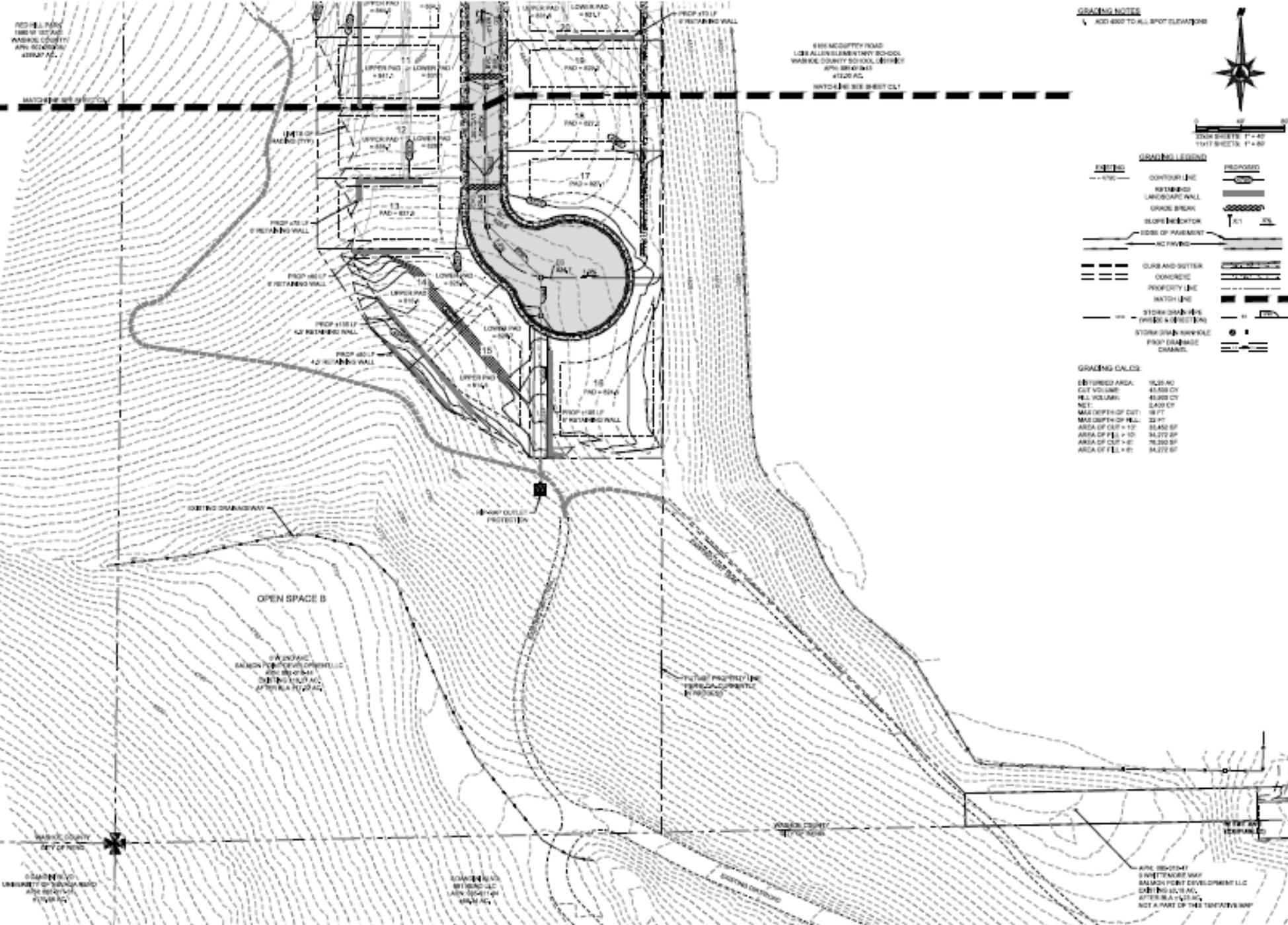
TENTATIVE MAP
MARCH 2022

REV.	DATE	DESCRIPTION

APPROVED BY: [Signature]
DATE: [Date]
PROJECT ENGINEER: [Signature]

C3.2

DRAWN BY: MJC
CHECKED BY: WMA
JOB NO.: 1001001
SHEETS: 7 OF 13



WASCO COUNTY
CITY OF RENO

APR 28/2022
SHEETWORK MAY
SALMON POINT DEVELOPMENT LLC
C3.2 (NO SCALE)
AFTER R.A. 10/20 AC
NOT A PART OF THE TENTATIVE MAP



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SALMON POINT DEVELOPMENT
W 2ND AVE HIGHLANDS
COMMON OPEN SPACE TENTATIVE MAP
CROSS SECTIONS

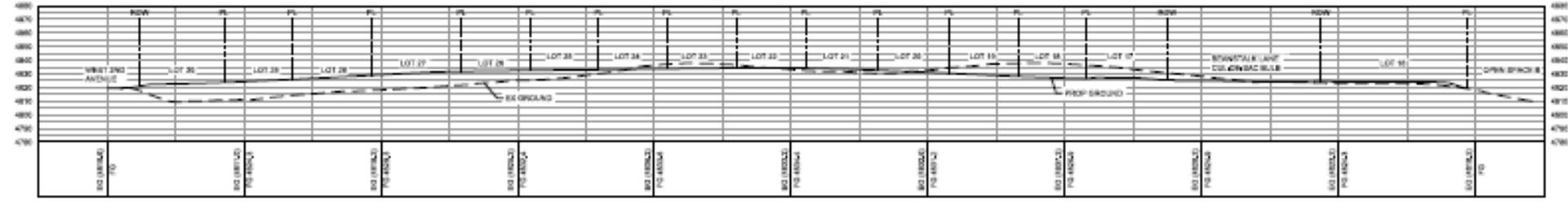
NO. SHEETS	DATE	BY

GRAPHIC SCALE
1" = 40' (OR 1" = 80')

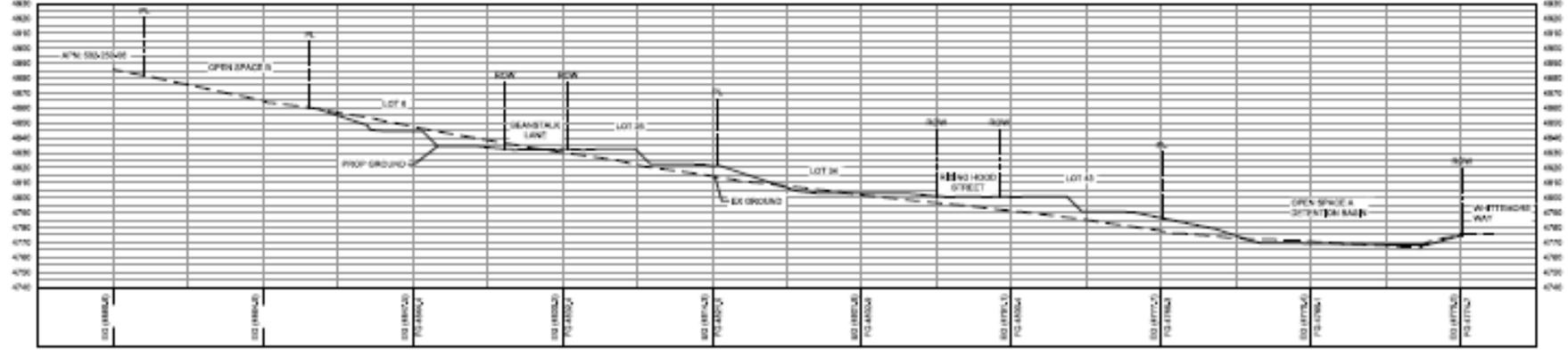
C5.0

DRAWN BY: MFC
DESIGNED BY: JJK
CHECKED BY: WSA
JOB NO: 191501
SHEETS: 10 OF 13

CROSS SECTION 1



CROSS SECTION 2





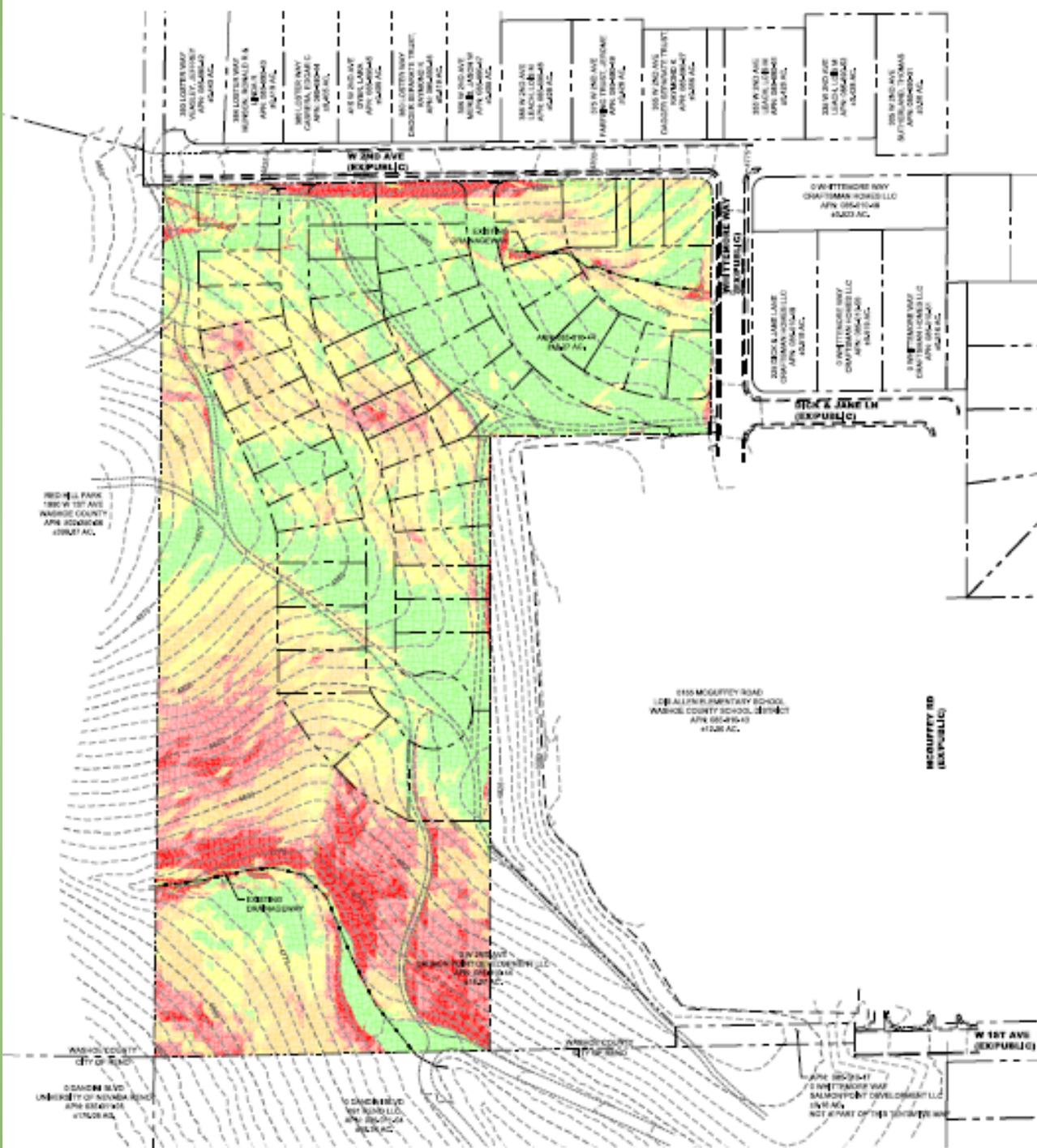
SALMON POINT DEVELOPMENT
W 2ND AVE HIGHLANDS
COMMON OPEN SPACE TENTATIVE MAP
SLOPE ANALYSIS MAP

DATE	DESCRIPTION
03/20/2023	TENTATIVE MAP

#	MIN SLOPE	MAX SLOPE	AREA (AC)	% TOTAL AREA	COLOR
1	2%	10%	6.28	35.2%	Green
2	10%	20%	4.20	23.9%	Yellow
3	20%	35%	5.42	30.9%	Orange
4	35%	50%	4.07	23.0%	Red
5	>50%		4.07	23.0%	Red

DEVELOPABLE AREA NOTES

- NO AREAS OF LAND USE POTENTIAL ARE PRESENT ON THE PROPOSED DEVELOPED AREA, AND ALL OF THE PROPOSED AREAS ARE PRESENT ON THE 2012 REFERENCED ZONING MAP REPORT.
- NO KNOWN AREAS OF KNOWN HAZARDOUS OR ENGINEERED PLANT OR ANIMAL SPECIES ACCORDING TO APPROPRIATE MAPS OF THE WASHCO COUNTY MASTER PLAN CONSERVATION ELEMENTS.
- NO SIGNIFICANT REDUNDANT CANYONS, ROCK OUTCROPPINGS, STREAMS, WETLANDS, OR OTHER SENSITIVE AREAS ARE PRESENT ON THE PROPOSED DEVELOPED AREA.



Findings Review